092.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,400 / 647,400
					USE VALUE:	647,400 / 647,400
					ASSESSED:	647,400 / 647,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNOWLTON WILLIAM S IV
Owner 2:	
Owner 3:	
Street 1:	98 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,264 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7264.000	200,900		446,500	647,400
Total Card	0.167	200,900		446,500	647,400
Total Parcel	0.167	200,900		446,500	647,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.06 | /Parcel: 363.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59661
GIS Ref	
GIS Ref	
Insp Date	10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,900	0	7,264.	446,500	647,400	647,400	Year End Roll	12/18/2019
2019	101	FV	183,300	0	7,264.	452,900	636,200	636,200	Year End Roll	1/3/2019
2018	101	FV	183,300	0	7,264.	338,100	521,400	521,400	Year End Roll	12/20/2017
2017	101	FV	183,300	0	7,264.	306,200	489,500	489,500	Year End Roll	1/3/2017
2016	101	FV	183,300	0	7,264.	293,400	476,700	476,700	Year End	1/4/2016
2015	101	FV	186,900	0	7,264.	248,800	435,700	435,700	Year End Roll	12/11/2014
2014	101	FV	186,900	0	7,264.	236,000	422,900	422,900	Year End Roll	12/16/2013
2013	101	FV	186,900	0	7,264.	224,500	411,400	411,400		12/13/2012

!7525!

PRINT

Date	Time
12/10/20	22:09:11

LAST REV

Date	Time
05/07/19	14:28:19
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7525

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACONE SALVATOR	30560-519		8/19/1999		265,000	No	No		
	16212-280		6/1/1985			No	No		A

USER DEFINED

Prior Id # 1:	59661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
4/4/2009	Meas/Inspect	372	PATRIOT
3/26/2009	Measured	197	PATRIOT
4/8/2000	Inspected	264	PATRIOT
1/25/2000	Measured	264	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7264		Sq. Ft.	Site		0	70.	0.88	5									446,542						446,500	

Total AC/HA: 0.16676 | Total SF/SM: 7264 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,542 | Spl Credit | Total: 446,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291095
Depreciation:	90239
Depreciated Total:	200855

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

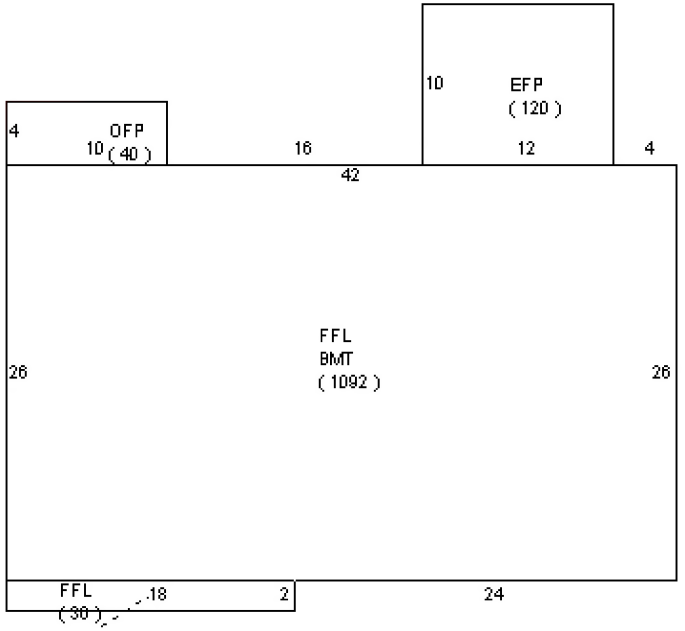
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	84.41
Final Total:	200900	Val/Su SzAd	178.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	128.240	144,652
BMT	Basement	1,092	53.470	58,395
EFP	Enclos Porch	120	49.910	5,989
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	2,380			Total:	210,796
Size Ad	1128	Gross Are	2380	FinArea	1783

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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